

Minutes of the Boulevard Planning Group  
Meeting Held on April 3, 2008

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Meeting called to order at 7:06 p.m. Members present: Pat Stuart, Jeffrey McKernan, Donica Tisdale, Bill Parsons, Darlene Koczka, and Chris Noland. Members absent: Marilyn Polen. *The minutes for the March 6<sup>th</sup> meeting were approved. M/S:*

*Parsons/McKernan. 5-0-1. Koczka abstained due to absence. Correspondence was reviewed.*

**NEW BUSINESS:**

**A: MAJOR USE PERMIT OUTDOOR WORLD HORIZON CELL TOWER (CASE #P08-014) (ER08-21-002); CINGULAR #55-0647-02); 37113 HWY 94; APN #610-110-31; OWNER: SHARON COURMOUSIS:** Horizon Towers has an agreement with the property owner and proposes to construct the project for continuous service to the area and to fill gaps in the coverage network. The project will include the installation of a 30-foot tall broadleaf monotree with panel antennas and equipment cabinets inside the shelter, enclosed by a chain link fence, with connection to existing power and phone lines. Air Conditioner units will be installed and drawings show a stall for an emergency generator. The Chair contacted Sharon Courmouis and Cingular, however, neither was in attendance. The BPG voted to approve this same project in 2006, asking for buffering for emergency generator, a higher sound proofing wall, and minimal lighting, shielded downward. The old and new proposal are virtually identical, however, a noise study needs to be conducted for the AC units, the sound proofing wall needs to be researched, and the lighting addressed. *The Planning Group voted to approve with conditions: maximum noise suppression for AC units and emergency generator, light shielding to avoid light pollution, better camouflaging such as the use of faux boulders. M/S: McKernan/Koczka. 6-0-0.*

**B: RURAL VILLAGE BOUNDARIES:** As part of the General Plan update, the group will take action on the Rural Village Boundaries for Boulevard and where we want to direct future growth. The existing Mountain Empire sub region plan, including the commercial business areas, was reviewed and discussed. There was no opposition to keeping the boundaries the same. *The Group voted to accept current rural village boundaries with no changes (as shown in map provided by Devon Muto at previous meeting). M/S: Noland/Parsons. 6-0-0.*

**C: TRAIL SYSTEM POTENTIAL FOR BOULEVARD:** Several community volunteers have stepped forward to form an informal ad-hoc trails committee to review available options and ideas. Rett Lawrence gave a brief presentation on the designated criteria for a West/East trail with staging points for trailers, possible connections to county trails, and mixing public/private options, with all considerations ventured towards minimal impact. A South/North is yet to be explored as a West/East trail may be hampered by railroad activity. They plan to contact the Campo tribal government, and Campo community trails contact. Lawrence is looking for community input and offered his email for comments or concerns at [JUSTRETT@yahoo.com](mailto:JUSTRETT@yahoo.com), subject line must state "Trails".

**D: SEMPRA'S BAJA WIND APPLICATION FOR PRESIDENTIAL PERMIT FOR CROSS-BORDER 500KV LINE AT JACUMBA (DOE docket no. PP-334):**

The Chair submitted protest comments for the Group. The Center for Biological Diversity also submitted protest comments. The site for a 20-acre substation is shown in the DEIR for Sunrise as Northwest of Jacumba. The location in the Sempra DOE filing shows an 80-acre substation east of Jacumba near the border and adjacent to the Jacumba Wilderness, protected Big Horn Sheep and Quino Checkerspot Butterfly habitat, and Table Mountain Area of Critical Environmental Concern. The area is part of the proposed Los Californios Binational Wildlife Corridor. The project has also increased in size from 250 MW to 1,250 MW of wind energy which represents approximately 600 industrial turbines along the ridge east of Jacumba.

**OLD BUSINESS:**

**A: UPDATE ON THE SUNRISE POWERLINK HEARING:** Chair presented preliminary draft comment letters. The Campo North Option of the I-8 route is no longer viable. The Campo tribe is opposing use of their land. SDG&E and the Bureau of Indian Affairs said they cannot force easements on tribal lands which are treated differently from other federal lands. The BCD South route will now replace the Campo North option. It also endangers the community with a huge fire hazard. The DEIR does not fully address threats of terrorists' acts or earthquake scenarios on the Imperial Valley Substation. *It was agreed that the Chair deserved a huge thank you for her incredible work and efforts! The Group voted to have Chair complete draft letter and submit it by the 4-11-08 comment deadline. M/S: Parsons/Stuart. 6-0-0.*

**B: GOLDEN ACORN CASINO/HOTEL PROPOSED EXPANSION:** County won't discuss the negotiation meetings with the tribe, in order not to compromise efforts.

**C: CAMPO LANDFILL:** John Rydzik of the Bureau of Indian Affairs told the Chair they are expecting to release the Supplemental EIS in May at the earliest. A later release date is more realistic.

**D: GENERAL PLAN UPDATE:** The Chair and Vice Chair attended several steering meetings. Concerns involve sustainable aquifers, regional goals, mineral resource extraction, the variables of ridgeline and steep hillsides, ground water dependent areas (Regional policies), adverse impacts (General policies), environmental resource impacts. The sustainability of ground water is still being explored and to be determined by County staff, i.e. Jim Bennett. The Campo community applied for grants targeting the study of radio nuclides discovered in the area. Chris Noland, Vice Chair, contacted the county about their mapping of radio nuclide/contaminated wells and asked for an information access for homeowners. Contaminants, such as Radon, uranium (natural breakdown elements in rock), breathable and ingestible contaminants, are only tested by the county for subdivision/development projects and not for individual residential wells. There was mention of a possible cancer cluster in La Posta and Buckman Springs and a test kit that is available for approx. \$25.00.

**E: MULTIPLE SPECIES CONSERVATION PLAN (MSCP) FOR EAST**

**COUNTY:** The Chair is on the steering committee for this. It is still unknown how this impacts the community, however, homeowners subdividing and/or developing would have to comply with the Plan.

**F: BLM'S PROPOSED RESOURCE MANAGEMENT PLAN FOR EASTERN SAN DIEGO COUNTY:** The release of the Record of Decision on the new management plan is pending.

**G: WIND ENERGY PROPOSAL FOR MCCAIN VALLEY:** Still in process. The Chair raised the question of the broken blade on one of the tribal windmills and Raquel Morrison offered to look into that situation for us.

**H: WEST-WIDE ENERGY CORRIDOR PROGRAMMATIC EIS:**  
No new information available.

**I: LANSING COMPANIES:** Flyers were still circulated by Sterling Insights, however, Joe Sterling informed the Chair that he is no longer associated with Lansing. Neither Kevin Smith nor Greg Lansing would confirm or deny association between them and wind energy proposals. Invenergy, a wind energy company, approached the Chair and husband with easement agreement in hand ready for them to sign! It was declined. The Chair reported that Invenergy confirmed they had offered the same easement agreement to Lansing Companies. An Invenergy consultant, Attorney Rich Volker and a Campo resident, not identifying himself throughout the entire meeting until the Chair pointed him out, was asked by Bill Parsons why they wanted an agreement that went against county regulations for turbine height and setback restrictions. There was no real reply to that, Volker just glorified wind farming and noted the presence of Kumeyaay Wind seeming to imply that same should be allowed on private land. Volker also stated that Invenergy needs to get their ducks in a row and do a feasibility study before they present their plans to the community. He also stated that the backcountry was not a good area for solar. Volker's comments were not well received.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** This Saturday, April 5<sup>th</sup>, was the Fire Board Pancake Breakfast from 8-11 a.m. and voting for Fire Board members from 9-noon.

*Meeting adjourned at 8:26 p.m.*

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Minutes submitted by Darlene K. Koczka, Secretary, 4-25-08